



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1338 KINGS HEIGHTS Way, Airdrie T4A 0E8**

MLS®#: **A2158911**

Area: **Kings Heights**

Listing Date: **08/22/24**

List Price: **\$690,000**

Status: **Active**

County: **Airdrie**

Change: **-\$9k, 16-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2014**

Finished Floor Area  
Abv Sqft: **2,074**

Lot Information

Lot Sz Ar: **4,008 sqft**  
Lot Shape:

Low Sqft:  
Ttl Sqft: **2,074**

DOM

**121**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **City Lot,Environmental Reserve,Front Yard,Lawn,No Neighbours Behind,Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **Closet Organizers,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>16`0" x 13`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`8" x 11`2"</b>
<b>Laundry</b>	<b>Upper</b>	<b>7`6" x 7`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`8" x 9`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 4`11"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>9`7" x 9`6"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`7" x 11`9"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>17`11" x 12`4"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`4" x 13`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`8" x 9`11"</b>
<b>3pc Bathroom</b>	<b>Upper</b>	<b>8`0" x 4`11"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1312300**

Zoning:  
**R1-U**

Remarks

Pub Rmks: **"With light-filled rooms, modern amenities, and a relaxing backyard, this home is ready to welcome you." Jump into a NEW HOME - It's READY for you NOW. Nestled in a highly sought-after neighbourhood, this home is waiting for YOU. Ready to unlock the FRONT DOOR and make it your own?- Welcome to The enchanting neighbourhood of Kings Heights! This beautifully maintained two-storey residence exudes a fresh, like-new charm, having been lovingly cared for and lightly lived in. As you step inside, you'll be welcomed by spacious, neutral-toned interiors that seamlessly blend elegance with comfort. The main floor features a generous living area, ideal for both entertaining guests and enjoying quiet moments. The chef's kitchen, complete with a baker-sized island and a raised breakfast bar, is sure to inspire culinary creations and family gatherings. Upstairs, discover a versatile bonus room that offers limitless possibilities—whether you envision it as a cozy family retreat or a lively play area. Convenience is at your fingertips with a dedicated upper-floor laundry room, making daily chores a breeze. Each of the three oversized bedrooms, including the luxurious primary suite, is a private oasis, complete with a walk-in closet to accommodate all your storage needs. All 3 Bedrooms feature walk-in closets for convenience, The thoughtful design extends to the outdoor space, where you'll find a double-car garage and ample street parking. Step outside to enjoy a sprawling deck with a privacy lattice, surrounded by low-maintenance landscaping and a charming firepit conversation area—perfect for evening gatherings while overlooking the community's extensive pathway system. Location is paramount, and this gem truly shines, with easy access to schools, parks, and scenic pathways & ponds, PLUS a quick connection to HWY 2 for effortless commuting. This home isn't just a place to live; it's a sanctuary where you can truly thrive. Come and see for yourself why this could be your perfect home sweet home! MOVE IN READY -LET'S MAKE a DEAL today!!**

Inclusions: **TV wall mounts (2)**  
Property Listed By: **CIR Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

















